

Milford Conservation Commission

MCC Meeting Minutes November 13, 2014

Present: Members: Audrey Fraizer, Chair; Becky Lorette, Janet Urquhart, Kim Rimalover. Alternates: Eric Radloff, Greg Boggis, Chris Costantino. Excused: Andy Hughes, Andy Seale. Guests: Nathan Chamberlin and Chad Branon, Fieldstone Engineering; Mike, Lillian, Amelia, students from SNHU; members of the public.

Approval of October meeting minutes: Approved unanimously on a motion by EricR, seconded by CCostantino

Appointment

7:15 - San Ken subdivision Nathan Chamberlin and Chad Branon of Fieldstone Land Consultants

The engineers used a letter (October 26) from AFraizer as a guide to discussion about changes that will and won't be made to the plan. They will be requesting a special exception from the ZBA on Dec 4.

Wetlands issues:

- The access between lots 3 and 4 was adjusted. It measures 50'.
- The hammerhead design has been altered so that the fill will not be placed in proximity to the wetland.
- The commission requested that the wetlands in lots 48 and 49 be taken out of the lots. This will not happen as the Planning Board does not approve of this request. They will be monumented at the time of construction to remind the landowner of wetland conditions and restrictions of use.
- The commission repeatedly stated that it does not want to have wetlands within lot boundaries. It is hoped that the builders will place the houses as far as possible from any wetlands on the lot.
- There will be reduced wetland/buffer impact on Lots 22 and 23 with the placement of a shared driveway. There will be one culvert added to the existing 2 culverts.
- Fieldstone has verified all wetland delineations within the last 2 years. They are confident that the wetland delineation is accurate.
- They are using a new stormwater model which uses higher rainfall amounts in the calculations.

Open Space issues

- The narrow open space east of lots 11, 12, and 13 will remain. It can be put into private ownership rather than included in the open space which will be monitored by the commission. It is needed to meet regulations which allow smaller frontages on lots whose boundaries do not touch property borders.
- Open Space easement on Lot 25 will remain with lot 25. CBranon did not see any reason to expect that the conditions of the easement would be any different than those on the open space easement at the Melendy Rd project. CCostantino will send CBranon a copy of the easement on the Pratt property which abuts the SanKen project. A note will be included on the plan that indicates that this lot may not be subdivided in the future. The boundary of the easement will be monumented.
- CBranon will provide access to the open space on the west side of Lot 38

7:45 - Raisanen Homes, West Street open space subdivision project

Nathan Chamberlin/Chad Branon

- 34 acre subdivision starter home project. \$200,000/home on 11,000 to 15,000sqft lots with town water and sewer. They are requesting a special exception for the wetland and buffer impacts. Total wetland impact is 9,798 s.f. and total buffer impact is 16,195 s.f.
- The engineers steepened the slopes along the road to minimize impact.
- There will be a closed drainage system to minimize wetland/buffer impact. This will involve a 12" culvert directing any water from the Wetland B to Wetland C which will have 2x24" culverts. The intent with the 2 culverts is to keep the road height closer to the wetland elevation, reducing the side slope and thus, the wetland impact. AFraizer asked that a box culvert be installed to replace the 24" culverts which CBranon will consider.
- CBranon is amenable to bringing the lot property lines out of the buffer.
- There are proposed private easements along the property lines in order for the subdivision to meet frontage requirements. The commission is not interested in holding those easements.

Item	Discussion	Who Will Do What
1. 4 th Saturday hike	<ul style="list-style-type: none"> • October 25 – Mayflower Hill – AFraizer report • November 22 – Rotch CCostantino will lead • 2015 Schedule – January, February, March 	
2. Hitchiner Gates	Mowing was done on Friday.	
3. Tucker Brook Town Forest Timber Harvest	<ul style="list-style-type: none"> • AFraizer and AHughes met with Dan Reed, Forester on Friday, Nov 7. There will be a public tour of the timber operation on November 15 at 9:00am starting at the Boulder Drive trail head. • John and Elizabeth Massey are abutters on Whitten Rd. They expressed their concerns about how much timber is being cut. 	
4. Brox NRI	<ul style="list-style-type: none"> • AFraizer met with the Forest Bell scientists for dinner. The scientists are very excited about the resources at Brox, in particular a peat bog which they have found to the south of the pond. The FB scientists will be contacting Audubon to collaborate on findings. The commission would look into designating the Brox wetlands as prime wetlands. • Suzanne Fournier reported that there were 41 test pits dug throughout Brox in preparation for an engineering study of the Brox soils. 	
5. Merging Rotch Properties	Planning board has approved the merger. Planning prepared a packet and sent it to the BOS for signature. It will be on the November 24 th agenda consent calendar.	
6. Beavers	<ul style="list-style-type: none"> • Devices on Rail Trail – installed and working. The members had unanimous approval for a motion by CCostantino, seconded by JURquhart to expend up to \$5,000.00 to install 3 devices along the rail trail south of Melendy Rd. 	

	<ul style="list-style-type: none"> • Device at Rotch – installed and working 	
7. Trails Committee	<ul style="list-style-type: none"> • Graffiti at Mayflower Hill TF – Brian Hawkins has been working on this • Gates at Mile Slip – tabled until spring. • Mtn bike trail at Mile Slip – Eagle Scout Project. David Spaulding of Troop 407 will be building a mountain bike trail with the guidance of Mike Sebas, a trail manager at Mile Slip TF. 	
8. Event Updates	<ul style="list-style-type: none"> • Pumpkin Festival – a success and to be kept on our schedule • SV Chamber of Commerce – Saturday was a much quieter event than in past years. KRimalover passed that comment along to the organizers • Ghost Train Rail Trail Race – received a check for \$7,015.46 for the rail trail fund • NHACC annual conference – JUrquhart found this very useful with good information. She would like to find a way to connect with the young people in Milford. 	
9. Future work sessions	Nov 19 (Wednesday) at 6:30pm in OCD conference room <ul style="list-style-type: none"> • Long Range Plan for rail trail • Prioritizing lands 	CCostantino will send an email reminder on Tuesday.
10. Kinder Morgan pipeline project	NHACC will sponsor an event to educate the public about the proposed Kinder Morgan Tennessee Gas Pipeline project. Milford will host a public information event.	CCostantino will contact Nik Coates, NHACC director, to inform him that MCC will provide a venue for this event.

Next Regular Meeting – December 11, 2014, 2014 @ 7PM, Selectmen's Meeting Room.